

039.0

0002

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
595,700 / 595,700  
595,700 / 595,700  
595,700 / 595,700

APPRAISED:

USE VALUE:

ASSESSED:


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
14		WHEATON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BUTTS ERIN HOPE & NANCY MARIE	
Owner 2:	
Owner 3:	

Street 1: 14 WHEATON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: CRUSCO DAVID A &amp; -

Owner 2: BUTTS NANCY M -

Street 1: 14 WHEATON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	64.	0.95	3									393,598						393,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							6500.000		201,300		800		393,600		595,700									
Total Card							0.149		201,300		800		393,600		595,700		Entered Lot Size							
Total Parcel							0.149		201,300		800		393,600		595,700		Total Land:							
Source: Market Adj Cost																	Land Unit Type:							

**PREVIOUS ASSESSMENT**

Parcel ID								
039.0-0002-0003.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	201,300	800	6,500.	393,600	595,700	595,700
2019	101	FV	178,100	800	6,500.	356,700	535,600	535,600
2018	101	FV	178,100	800	6,500.	338,300	517,200	517,200
2017	101	FV	178,100	800	6,500.	295,200	474,100	474,100
2016	101	FV	178,100	800	6,500.	252,200	431,100	431,100
2015	101	FV	177,200	800	6,500.	233,700	411,700	411,700
2014	101	FV	177,200	800	6,500.	193,700	371,700	371,700
2013	101	FV	177,200	800	6,500.	184,500	362,500	362,500

**SALES INFORMATION**

TAX DISTRICT									PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes					
CRUSCO DAVID A	67184-199		5/2/2016	Convenience				1	No	No						
CRUSCO MARY A,	54424-581		3/19/2010	Family				1	No	No	Mary Crusco dod 7/17/2015					
CRUSCO JOHN J &	48566-17		11/28/2006	Family				1	No	No						
	8909-463		1/1/1901						No	No	N					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	621	Re-Roof	3,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/21/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

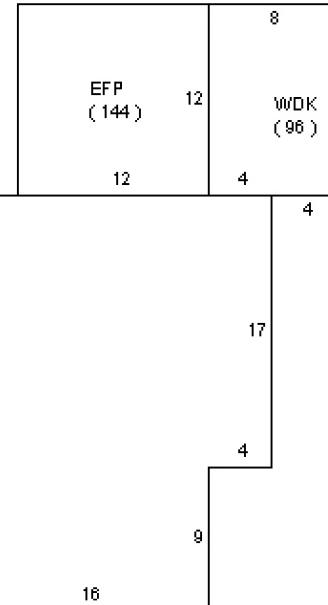
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj \$ / SQ:	127.920
Other Features:	66865
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	247305
Depreciation:	45999
Depreciated Total:	201306

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 1 HB	

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

**CONDO INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name: